



— PLANNING & ZONING COMMISSION —

MINUTES OF PLANNING AND ZONING MEETING

February 9<sup>th</sup>, 2021

6:00pm

The meeting was called to order by Chairperson Josh Rabe and on roll call the following members were present:

Josh Rabe  
Becky Needles  
Sarah Ritchie  
Misty Soldwisch  
Al Farris  
Bob Ormsby  
Erin Freeberg  
Jeromy Pribil

Members Absent: Joe Butler

Staff Present: Charlie Dissell, Cortney Marmon

Public Present: Brad Ross 812 N S Ct, Weabe with Pella Buildings

Commissioner Ritchie moved to approve the agenda of the February 9th, 2021 Planning and Zoning Commission meeting. Commissioner Pribil seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Needles, Ritchie, Farris, Ormsby, Freeberg, Pribil Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

Commissioner Needles moved to approve the minutes of the January 12th, 2021 meeting and Commissioner Ritchie seconded the motion. On roll call the vote was AYES: Rabe, Soldwisch, Butler, Needles, Ritchie, Farris, Ormsby, Freeberg Opposed: None. Whereupon the Chairperson declared the motion carried unanimously.

**Consider recommendation on request from Brad Ross for an amendment to Chapter 165, regarding warehouses.**

Mr. Dissell provided an overview.

Brad Ross discussed the warehouse usage

Commissioner Rabe asked if this would be allowed if there was an associated retail space.

Mr. Dissell said yes, it is missing a retail component.

Commissioner Pribil asked if this was like Vice Construction.

Mr. Dissell said these are considered self-storage units as every unit would house a different business need.

Commissioner Farris asked if neighboring owners were notified.

Mr. Dissell said notifications were not required in this situation.

Commissioner Farris asked what limits were on the size of the storage units.

Mr. Dissell said that has not yet been discussed.

Commissioner Soldwisch asked if there was an office component would this be allowed.

Mr. Dissell said yes.

Mr. Ross said he is not opposed to an office.

Mr. Dissell said the office needs to be subordinate to the primary use of the facility.

Commissioner Ormsby discussed how there would need to be a business with a sales aspect involved.

Commissioner Soldwisch said it makes sense this project would be in an industrial area and that businesses post COVID are offering more in-home services and we need to balance the new way businesses will behave with the aesthetics.

Commissioner Rabe said he was having issues with this because the office would be secondary with to the warehouse and although he agrees in the need for these businesses this might not be the place to put something like this.

Commissioner Soldwisch asked how parking would go into play.

Mr. Dissell said it would be five to six parking spaces.

Commissioner Farris asked if the driveway would empty onto the street and not the highway. He said if there isn't adequate parking in the lot and people are parking on the street it will cause a lot of congestion.

Commissioner Rabe asked if there was a different concept he could bring forward for the aesthetics.

Mr. Ross said that when he thinks of aesthetics, he thinks of the new property on highway 65/69 that they put brick on and gave it a commercial feel instead of a farmstead building. He asked Charlie for the address.

Mr. Dissell said that building does meet guidelines and project was finishing up right when he started here.

Weabe with Pella Buildings discussed finishes on the project and ongoing project. Discussed different ways to add depth to the project.

Mr. Ross discussed the building the McCoy's built.

Commissioner Ormsby said that building had depth you cannot just stick a front on a metal building.

Commissioner Farris stated a set of standards would have to be developed to accommodate this project.

Mr. Dissell said yes that would be something that would have to be done.

Commissioner Ritchie asked if the criteria would apply to anything in the C2 and not this project.

Mr. Dissell said yes.

Commissioner Ritchie asked how many businesses would occupy the space.

Mr. Ross said seven.

Commissioner Farris asked if the businesses would be allowed to do business on site.

Mr. Dissell said it would depend on what is allowed in the C2 district.

Commissioner Rabe asked how we would regulate each business that goes in there.

Mr. Dissell said we can't. The cracking of this would be difficult.

Commissioner Ritchie asked what they do in the building south of 92.

Mr. Dissell said that he would have to check.

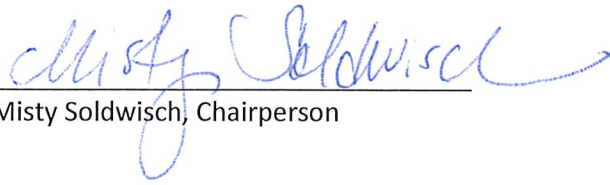
Commissioner Ritchie asked to have a map pulled up to see what this project would look like in the C2 corridor.

Mr. Dissell pulled up the map and reviewed.


Commissioner Farris moved to recommend that no zoning regulation amendment be made. Commissioner Pribil seconded the motion. On roll call the vote was AYES: Rabe, Needles, Ritchie, Farris, Ormsby, Freeberg, Pribil Opposed: Soldwisch. Whereupon the Chairperson declared the motion carried.

Staff Comments: Mr. Dissell discussed the Building Permit Reports and current projects.

Commissioner Ritchie moved to adjourn the meeting and Commissioner Ormsby seconded. Meeting was adjourned at 7:02pm.

A handwritten signature in blue ink, appearing to read "Misty Soldwisch", written over a horizontal line.

Misty Soldwisch, Chairperson

A handwritten signature in blue ink, appearing to read "Charlie Dissell", written over a horizontal line.

Charlie Dissell, Director of Community Development